



## LOCAL PLANNING AGENCY MEETING

MEETING DATE: MONDAY, JULY 10, 2017 AT 7:45 PM COMMISSION CHAMBERS, 500 SW 109 AVENUE

Sec. 2-55. - Manner of addressing commission; time limit.

Each person addressing the city commission shall step up in front of the rail, give his name and address in an audible tone of voice for the records, and unless further time is granted by the city commission, shall limit his address to three minutes. All remarks shall be addressed to the city commission as a body and not to any member thereof. No person, other than the members of the city commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city commission, without the permission of the presiding officer. No question shall be asked a commission member except through the presiding officer.

Sec. 2-57. - Decorum generally.

(a) By commission members. While the city commission is in session, the members must preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the city commission nor disturb any member while speaking or refuse to obey the orders of the city commission or its presiding officer, except as otherwise provided in this division.

(b) By other persons. Any person making personal, impertinent or slanderous remarks or who shall become boisterous while addressing the city commission shall be forthwith barred by the presiding officer from further audience before the city commission, unless permission to continue is granted by a majority vote of the city commission.

1. ROLL CALL.

2. PLEDGE OF ALLEGIANCE.

3. INVOCATION.

4. THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WILL CONSIDER THE FOLLOWING :

AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA, GRANTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBERS 25-4006-038-0001, 25-4006-080-0001, 25-4006-001-0264 AND 25-4006-001-0265; CHANGING THE LAND USE CATEGORY FROM MODERATE MULTIFAMILY RESIDENTIAL TO MIXED USE RESIDENTIAL / COMMERCIAL; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.  
(FIRST READING AND FIRST PUBLIC HEARING) (MAYOR LOPEZ)

5. ADJOURNMENT.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 221-0411 BY NOON ON THE DAY BEFORE THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.

**AN ORDINANCE OF THE CITY OF SWEETWATER,  
FLORIDA GRANTING A SMALL-SCALE COMPREHENSIVE  
PLAN AMENDMENT FOR THAT CERTAIN PROPERTY  
IDENTIFIED UNDER FOLIO NUMBERS 25-4006-038-0001,  
25-4006-080-0001, 25-4006-001-0264 AND 25-4006-001-  
0265; CHANGING THE LAND USE CATEGORY FROM  
MODERATE MULTIFAMILY RESIDENTIAL TO MIXED USE  
RESIDENTIAL / COMMERCIAL; PROVIDING FOR  
FINDINGS OF FACT; PROVIDING FOR SEVERABILITY;  
PROVIDING FOR CODIFICATION; PROVIDING FOR  
EFFECTIVE DATE.**

**WHEREAS**, the City of Sweetwater, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, has reviewed the application of Collegiate City II, LLC, proposing an amendment to the Land Use Category in the City's Comprehensive Plan changing the land use designation from Moderate Multi-family Residential to Mixed Use Residential / Commercial for 1,72± acres for the property generally located approximately at SE corner of SW 110 Ave and SW 7 Street, Sweetwater, Florida, as legally described in Exhibit A; and

**WHEREAS**, the City Commission has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing and recommended denial/approval of the application of Collegiate City II, LLC, to amend the Comprehensive Plan; and

**WHEREAS**, the City Commission of the City of Sweetwater has conducted duly-advertised public hearings upon the future land use proposed by Collegiate City II, LLC, and has considered all comments received concerning the proposed amendment as required by State law and local ordinances; and

**WHEREAS**, the City Commission has reviewed City staff report, incorporated herein, which contains data and analysis addressing the proposed Land Use Category amendment; and

**WHEREAS**, the City Commission finds that the proposed amendment is consistent with the City's Comprehensive Plan as adopted and recommended by staff; and

**WHEREAS**, the City Commission of the City of Sweetwater further finds that the proposed amendment to the Comprehensive Plan changing the Land Use Category from Moderate Multi-family Residential to Mixed Use Residential / Commercial for 1,72± acres for the property generally located approximately at SE corner of SW 110 Ave and SW 7 Street, Sweetwater, Florida, is in the best interests of the residents of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true, correct, and incorporated herein by this reference.

**Section 2. Decision.** The City's Comprehensive Plan Future Land Use Map is hereby amended by changing the land use designation from Moderate Multi-family Residential to Mixed Use Residential / Commercial for 1,72± acres for the property generally located approximately at SE corner of SW 110 Ave and SW 7 Street, Sweetwater, Florida, as legally described in Exhibit A.

**Section 3. Amendment to Future Land Use Map.** The Director of Planning and Zoning is further authorized to make the necessary changes as required to the Comprehensive Plan Future Land Use Map to reflect the above stated change.

**Section 4. Effective Date.** This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2017.

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ORLANDO LOPEZ, Mayor

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IDANIA LLANIO, Commission President and Vice Mayor

ATTEST:

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CARMEN GARCIA, CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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GUILLERMO CUADRA, CITY ATTORNEY

**VOTE UPON ADOPTION:**

IDANIA LLANIO, COMMISSION PRESIDENT  
JONIEL DIAZ, COMMISSION VICE PRESIDENT  
PRISCA BARRETO, COMMISSIONER  
MANUEL DUASSO, COMMISSIONER  
CECILIA HOLTZ-ALONSO, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

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## EXHIBIT "A"

PRICE CONDO #1, SWEETWATER GROVES PB 8-50, BEG 115 FT EAST OF SW CORNER BLK 1, N125 FT, W30 FT, N125 FT, E215FT, S250FT, W185 FT TO POB BLK11.; AND

NEW PRINCE CONDO II, SWEETWATER GROVES PB8-50, S76.94FT OF W109.88FT BLK11.; AND

SWEETWATER GROVES PB8-50, S25FT OF W84.90FT OF N1/2 OF BLK11 & W114.87FT OF N48.06FT OF S1/2 OF BLK 11.; AND

SWEETWATER GROVES PB8-50, N97.86FT OF W84.90FT OF BLK 11.

NOTICES mailed out



06/28/2017  
Deyue Hernandez  
DZH  
PROPERTY posted by  
code enforcement  
officer

## NOTICE OF PUBLIC HEARING

There will be a Public Hearing before the City Commission of the City of Sweetwater sitting as the Local Planning Agency on Monday, July 10, 2017 at 7:45 p.m. at the City of Sweetwater Commission Chambers located at 500 SW 109 Avenue, Sweetwater, Florida, to adopt a small-scale amendment to the Future Land Use Map of the City's Comprehensive Master Plan. This hearing will be followed at 8:00 p.m. by a Public Hearing at the same location before the City Commission of the City of Sweetwater sitting as the City Commission to deal with the same agenda items listed below.

**HEARING NO.:** 2017-004

**APPLICANT:** Collegiate City II, LLC.

**LOCATION:** SE corner of SW 110 Ave and SW 7 Street

**LEGAL DESCRIPTION:** PRICE CONDO #1, SWEETWATER GROVES PB 8-50, BEG 115 FT EAST OF SW CORNER BLK 1, N125 FT, W30 FT, N125 FT, E215FT, S250FT, W185 FT TO POB BLK11.; AND  
NEW PRINCE CONDO II, SWEETWATER GROVES PB8-50, S76.94FT OF W109.88FT BLK11.; AND  
SWEETWATER GROVES PB8-50, S25FT OF W84.90FT OF N1/2 OF BLK11 & W114.87FT OF N48.06FT OF S1/2 OF BLK 11.; AND  
SWEETWATER GROVES PB8-50, N97.86FT OF W84.90FT OF BLK 11.

**SIZE OF PROPERTY:** 1.72 ± acres

**REQUEST:** The Applicant is requesting a small scale development amendment to the City's Comprehensive Plan, Future Land Use Map (FLUM) from Moderate Multi-family Residential to Mixed Use Residential / Commercial.

A PUBLIC HEARING WILL BE HEARD IN SWEET WATER CITY HALL COMMISSION CHAMBERS, 500 SW 109 AVENUE, SWEETWATER, FLORIDA, ON:

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE, IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTEMONY AND EVIDENCE UPONWHICHTHE APPEAL IS TO BE BASED (SEC.286.0105, FLORIDA STATUTES).

PERSONS WHO NEED ACCOMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK'S OFFICE AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTACE. (AMERICAN WITH DISABILITIES ACT).



## MEMORANDUM

**TO:** Mayor and City Commissioners  
**FROM:** Jorge L. Vera  
Zoning Official  
**REF:** Application 2017-004  
**DATE:** June 9, 2017

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**Applicant:** Collegiate City II LLC.

**Folio Number:** 25-4006-038-0001, 25-4006-038-0010, 0090, 0020, 0100, 0030, 0110, 0040, 0120, 0050, 0130, 0060, 0140, 0150, 0070, 0160, 0080.  
25-4006-001-0264, 0265.  
25-4006-080-0001, 25-4006-080-0010, 0020.

**Legal Description:** PRICE CONDO #1, SWEETWATER GROVES PB 8-50, BEG 115 FT EAST OF SW CORNER BLK 1, N125 FT, W30 FT, N125 FT, E215FT, S250FT, W185 FT TO POB BLK11.; AND  
NEW PRINCE CONDO II, SWEETWATER GROVES PB8-50, S76.94FT OF W109.88FT BLK11.; AND  
SWEETWATER GROVES PB8-50, S25FT OF W84.90FT OF N1/2 OF BLK11 & W114.87FT OF N48.06FT OF S1/2 OF BLK 11.; AND  
SWEETWATER GROVES PB8-50, N97.86FT OF W84.90FT OF BLK 11.

**Request:** Small-Scale Comprehensive Master Plan amendment requesting a change in the land use designation on the property from Moderate Multi-family Residential to Mixed Use Residential/Commercial.

**Location:** SE corner of SW 110 Ave and SW 7 Street.

**Size:** Approximately 1.72 acres combined.

### Staff Analysis

The applicant has unified several properties that encompass a total of 1.72. These parcels are contiguous and located East of SW 110 Ave and between SW 7 St and SW 7 Terrace, as shown herein. The parcels have a designation of Moderate Multi-family Residential in the future land use map (FLUM) of the City's Comprehensive Master Plan.



The subject parcels are surrounded by the following Future Land Use designations:

North: Moderate Multi-family Residential  
South: Tamiami Canal (C-4)  
East: Mixed Use Residential/ Commercial  
West: Moderate Multi-family Residential

Since the combined site is less than 10 acres in size, it is treated as a "small scale land use amendment" under Chapter 163, Florida Statutes; and therefore, is not subject to State review.

## Staff Recommendation

In order to accommodate the projected operational needs for the Florida International University ('FIU'), the applicant is requesting a land use designation change from Moderate Multi-family Residential to Mixed Use Residential/Commercial. The proposed Mixed Use Residential/Commercial provides for a multifamily residential density of 105 dwelling units per acre and for transient/ hotel/student housing there is a density of 210 units per acre. This change if approved, would create a define boundary and buffer from lower density areas to the west.

The location of the proposed project serves as an excellent continuation of the already existing Mixed Use Residential/Commercial to the east. Pursuant to Policies 2.3 and 2.4 of the Future Land Use Element of the Comprehensive Master Plan encourages development of multi-family/commercial projects with adequate cross parking provisions. The proposed land use designation will create a wide range of housing and commercial opportunities that would meet the needs of the residents as well as those of the student population. In addition, due to the proximity to the FIU campus, the proposed land use designation is in conformity with Objective 3 of the Transportation Element which provides for the provision for the motorized and non-motorized vehicle parking and the provision for bicycle and pedestrian ways.

Staff has reviewed this request and recommends approval. The proposed land use amendment is consistent with the goals, objectives and policies of the City's Comprehensive Master Plan. The re-designation of the parcels will be consistent with the land use designation of the properties on the east side of SW 7 terrace and consistent with the commercial land use pattern in the area. Level-of-service (LOS) standards adopted in the City's Comprehensive Plan for roads, water, sewer, drainage, solid waste and parks should not be adversely impacted by this land use amendment. In addition, the applicant will also have to meet the City's Comprehensive Plan LOS standards as well as all concurrency requirements at the time of site plan approval. Additional, the subject application has a companion application 2017-005 which seeks to rezone the properties (1.72 acres) from Low Density Multi-family Residential (RM-15) to University City (UC).



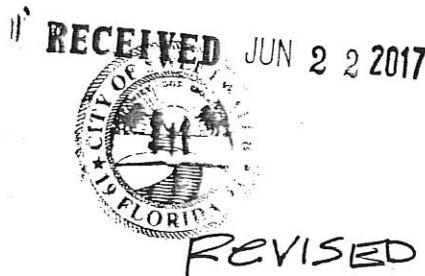
2017-004

Alejandro J. Arias, Esq.  
305-789-7446  
alejandro.arias@hklaw.com

VIA HAND DELIVERY

June 22, 2017

Mr. Jorge L. Vera, Zoning Official  
Building and Zoning Department  
City of Sweetwater  
1701 NW 112 Avenue  
Miami, Florida 33172



**Re: Collegiate City II, LLC/ SE Corner of SW 7 Terrace and SW 110 Avenue /  
Request for Small Scale Land Use Amendment / Mixed Use  
Residential/Commercial / Revised Letter of Intent**

Dear Mr. Vera:

This law firm represents Collegiate City II, LLC ("Applicant"), in connection with the parcels located at the southeast corner of SW 7 Terrace and SW 110 Avenue (the "Property"), in the City of Sweetwater (the "City"). This letter shall serve as the Applicant's revised letter of intent in support of an application for a small scale amendment to the City's Comprehensive Master Plan Future Land Use Map ("FLUM") to re-designate the Property from "Moderate Multi-Family Residential" to "Mixed Use Residential/Commercial", pursuant to Section 9.07.00 of the City Code of Ordinances ("City Code"). The Applicant has also filed a concurrent application requesting: (1) a rezoning of the Property from "Low Density Multi-Family Residential (RM-15)" to "University City (UC)".

Property. The Property is approximately 1.72 acres of land situated north of SW 7 Terrace, east of SW 110 Avenue, and west of SW 109 Avenue, with direct frontage towards the main campus of Florida International University ("FIU"), located across SW 8 Street; further identified by Miami-Dade County Folio Nos. 25-4006-038-0090, -0090, -0020, -0100, -0030, -0110, -0040, -0120, -0050, -0070, -0160, -0080, 25-4006-001-0264, -0265, 02-4006-080-0010, -0020.

Project. The Applicant proposes the development of a first-class student housing building with ground floor commercial space (the "Project"). The proposed Project will incorporate beautiful modern architecture, world-class urban design elements, and high-end materials and finishes that will enhance the attractiveness and visual appeal of this important corridor fronting FIU, and the surrounding neighborhood. The development of the Property will also serve to reduce traffic congestion and improve traffic circulation both internally to the Project and the surrounding area. The Project will also feature meticulous landscaping, an elegant and secure lobby, and premium amenities including a lounge/kitchen area, yoga lawn, pool, exterior terraces, media room, fitness center, grilling stations, and volleyball court.

Mr. Jorge L. Vera  
Zoning Official  
June 22, 2017  
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Request. In order to efficiently use land resources and accommodate the projected operational needs for the proposed student housing development, the Applicant respectfully requests approval of a land use amendment to the City's FLUM to re-designate the Property from "Moderate Multi-Family Residential" to "Mixed Use Residential/Commercial".

Analysis. Approval of this land use amendment is consistent with the goals, objectives, and policies of the City's Comprehensive Master Plan. Objective 2 of the Future Land Use Element provides that future development and redevelopment activities shall be depicted on the Future Land Use Map, consistent with sound planning principles, minimal limitations, the goals, objectives and policies contained within this plan, and the desired community character. Approval of the proposed land use amendment will introduce much needed variety in the housing and commercial uses available in this area, while enhancing the character of the community. The Project will comply with this policy, as it will integrate beautiful architectural features and world-class urban design elements which will provide a higher quality natural and built environment on the Property.

Pursuant to Policies 2.3 and 2.4 of the Future Land Use Element of the Comprehensive Master Plan, the City shall encourage re-development of residential/commercial mixed use with cross parking provisions for circulation, and all commercial and mixed-use developments shall include adequate off-street parking and loading facilities. The Project will provide sufficient off-street parking spaces, which will accommodate the Project's operational demand, and proposed residential and ground-floor commercial uses. Bicycle parking racks will also be provided, and will serve to promote pedestrianism and further activate this district, located within close proximity of the proposed FIU pedestrian bridge across SW 8 Street. This proposal is in conformity with Objective 3 of the Transportation Element which states that the City will continue to maintain the provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways. The Project will positively contribute to the area's infrastructure through the payment of impact fees and increased annual ad valorem taxes, which will improve the City's transportation infrastructure, and help to further encourage transit ridership, pedestrianism, and bicycling.

Objective 4 of the Future Land Use Element states that the economic base shall be increased and broadened through planning and development activities. Approval of this application encourages a land use pattern that will enhance the quality of life for citizens, promote economic vitality, and accommodate population and development growth in a strategic and acceptable manner. The Project will contribute to the City's economic prosperity and viability by creating much-needed jobs, improving access to quality student housing and commercial uses, preserving property values, and increasing the City's ad valorem tax base. The Project's unique composition of commercial and student housing uses, will also serve to attract new residents and to promote and enhance new businesses that will provide for, and contribute to, the economic vitality and quality of life in the community.

Mr. Jorge L. Vera  
Zoning Official  
June 22, 2017  
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Conclusion. Based on the forgoing, we look forward to your favorable recommendation. Should you have any questions or concerns regarding this Application, please do not hesitate to phone my direct line at (305) 789-7446.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, consisting of a stylized 'S' shape with a horizontal line through the middle, enclosed within an oval.

Alejandro J. Arias

Enclosure



RECEIVED MAY 20 2017

Sec. 06 Twp. 54 Range 40

Date Received 2017-004

**ZONING HEARING AND SITE PLAN REVIEW APPLICATION  
CITY OF SWEETWATER  
BUILDING AND ZONING DEPARTMENT**

**LIST ALL FOLIO NUMBER**

25-4006-038-0010, -0090, -0020, -0100, -0030, -0110, -0040, -0120, -0050, -0130, -0060, -0140, -0150, -0070, -0160, -0080  
25-4006-001-0264, -0265 25-4006-080-0010, -0020

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Alejandro J. Arias, Esq. on behalf of Collegiate City II, LLC

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:**

Mailing Address: c/o Alejandro J. Arias, Esq., Holland & Knight, LLP 701 Brickell Avenue, Suite 3300

City: Miami State: Florida Zip: 33131

Phone# (305) 789-7446 Fax# (305) 679-6302 E-mail: alejandro.arias@hklaw.com

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): Please see Composite Exhibit "A"

Mailing Address: c/o Alejandro J. Arias, Esq., Holland & Knight, LLC 701 Brickell Avenue, Suite 3300

City: Miami State: Florida Zip: 33131

**4. CONTACT PERSON'S INFORMATION:**

Name: Company: SAME AS APPLICANT

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone# \_\_\_\_\_ Fax# \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

See Composite "Exhibit B"

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)  
SE Corner of SW 7 Terrace and SW 110 Avenue

**7. SIZE OF PROPERTY** \_\_\_\_\_ ft x \_\_\_\_\_ ft (in acres): 1.72 Acres  
(divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE** property ☒ acquired ☐ leased: 1981 (month & year)

**9. Lease term:** \_\_\_\_\_ years

**10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?**

no ☒ yes ☐ If yes, provide complete legal description of said contiguous property.

**11. Is there an option to purchase** ☒ **or lease** ☐ **the subject property or property contiguous thereto?** no ☐  
yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)  
Collegiate City II, LLC

**12. PRESENT ZONING CLASSIFICATION:** RM-15 (Low Density Multifamily Residential)

**13. APPLICATION REQUESTS** (Check all that apply and describe nature of the request in space provided)

☐ District Boundary (zone) Changes [Zone(s) requested]: \_\_\_\_\_  
(Provide a separate legal description for each zone requested)

☐ Unusual Use: \_\_\_\_\_

☐ Use Variance: \_\_\_\_\_

☐ Non-Use Variance: \_\_\_\_\_

☐ Site Plan Review: \_\_\_\_\_

☐ Conditional Use: \_\_\_\_\_

☒ Comprehensive Master Plan Amendment: From "From Multi-Family Residential 24 U.P.A." to "Mixed Use Residential/Commercial"

☐ Other: \_\_\_\_\_



14. Has a public hearing been held on this property within the last year & a half? no<sup>x</sup> yes<sup>□</sup>.  
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

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15. Is this application a result of a violation notice? no <sup>x</sup> yes <sup>□</sup>. If yes, give name to whom the violation notice was served: and describe the violation:

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16. Describe structures on the property:

Existing Townhouse Structures

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17. Is there any existing use on the property? no <sup>□</sup> yes <sup>x</sup>. If yes, what use and when established?

Use: Residential - Townhouse

Year: 1981

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## APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

### OWNER OR TENANT AFFIDAVIT

(I)(WE), See Composite Exhibit "C", being first duly sworn, depose and say that (I am)(we are) the ☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

See Composite Exhibit "C"

Signature

Sworn to and subscribed to before me Notary Public:

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Commission Expires:

### CORPORATION AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me Notary Public:

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Commission Expires:

### PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

Sworn to and subscribed to before me Notary Public:

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Commission Expires:

### ATTORNEY AFFIDAVIT

I, Alejandro J. Arias, Esq, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

*Suzy Fleites*

Signature

Sworn to and subscribed to before me Notary Public:

this 23rd day of May, 2017. Commission Expires \_\_\_\_\_



## ACKNOWLEDGEMENT BY APPLICANT

1. City of Sweetwater Public Works Department, Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a 300 feet from the subject property and I am responsible for paying and obtaining the mailing labels. the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 30 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on forms provided by the Department, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

  
(Applicant's Signature)

Alejandro J. Arias, Esq. on behalf of Collegiate City II, LLC

(Print Name of Applicant )

Sworn to and subscribed before me on the  
23<sup>rd</sup> Day of May, 2017

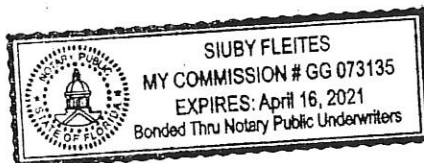
Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

My commission expires \_\_\_\_\_

  
(Notary Public's Signature)

State of: FLORIDA

Print Name SIUBY FLEITES





GLOBAL CITY  
DEVELOPMENT

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112 Avenue  
Miami, Florida 33172

**Re: Letter of Consent for Collegiate City II, LLC Future Land Use Map Amendment and Rezoning Application**

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map (FLUM) and rezoning application on behalf of Collegiate City II, LLC, and to participate in all public hearings and meetings related thereto, in connection with the properties identified in Composite Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

Brian R. Pearl

Print Name

Manager

Title

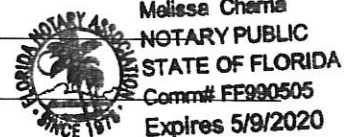
The foregoing instrument was acknowledged before me this 22 day of May, 2017, by Brian Pearl, as manager, of Collegiate City, LLC. ~~He~~ She He is personally known to me or                      has produced                      as identification.

Notary Public, State of Florida.

Name: Melissa Charria

Commission Number:                     

My Commission Expires:                     



[Notary Seal]

## EXHIBIT "A"

### OVERALL LEGAL DESCRIPTION

Property Address:

10950 SW 7th Street, Sweetwater, Florida 33174  
and  
10951 SW 7th Terrace, Sweetwater, Florida 33174

Legal Description:

Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116 and 117, of PRINCE CONDOMINIUMS I - A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11368, Page 23, as amended by Certificate of Amendment to Declaration of Condominium of Prince Condominiums I - A Condominium recorded March 26, 1982 in Official Records Book 11392, Page 1151, both of the Public Records of Miami-Dade County, Florida, and any and all amendments thereto; together with an undivided interest in the common elements thereof.

Note: Upon Termination of the Condominium the legal description will be the underlying legal description more particularly described as:

Beginning at a point 115.00' East of the Southwest corner of Block 11, SWEETWATER GROVES, a subdivision of Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 8, at Page 50, of the Public Records of Miami-Dade County, Florida, thence running east along the South line of said Block 11, a distance of 185.00 feet, thence north a distance of 250.00 feet, to the north line of said Block 11, thence west along the north line of said Block 11, a distance of 215.00 feet, thence south a distance of 125.00 feet, thence east a distance of 30 feet, thence south a distance of 125.00 feet to the point of beginning.

Property Address:

705 and 707 SW 110th Avenue, Sweetwater, Florida 33174

Legal Description:

The North 97.66 feet of the West 64.90 feet of Block 11, SWEETWATER GROVES, according to the Plat thereof, as recorded in Plat Book 8, at Page 50, of the Public Records of Miami-Dade County, Florida,

Property Address:

795 and 797 SW 110th Avenue, Sweetwater, Florida 33174

Legal Description:

The South 27 feet of the West 64.90 feet of the North  $\frac{1}{2}$  of Block 11 and the West 114.87 feet of the North 46.06 feet of Block 11, SWEETWATER GROVES, according to the Plat thereof, as recorded in Plat Book 8, at Page 50, of the Public Records of Miami-Dade County, Florida,

Property Address:

10995 SW 7th Terrace, Sweetwater, Florida 33174

Legal Description:

The South 76.94 feet of the West 114.87 feet of Block 11, SWEETWATER GROVES, according to the Plat thereof, as recorded in Plat Book 8, at Page 50, of the Public Records of Miami-Dade County, Florida,





**CITY OF SWEETWATER  
NOTICE OF PUBLIC HEARING**

**TO CONSIDER A SMALL-SCALE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP**

There will be a Public Hearing before the City Commission of the City of Sweetwater sitting as the Local Planning Agency on Monday, July 10, 2017 at 7:45 p.m. at the City of Sweetwater Commission Chambers located at 500 SW 109 Avenue, Sweetwater, Florida, to adopt a small-scale amendment to the Future Land Use Map of the City's Comprehensive Master Plan. This hearing will be followed at 8:00 p.m. by a Public Hearing at the same location before the City Commission of the City of Sweetwater sitting as the City Commission to deal with the same agenda items listed below.

**AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA GRANTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBERS 25-4006-038-0001, 25-4006-080-0001, 25-4006-001-0264 and 25-4006-001-0265; CHANGING THE LAND USE CATEGORY FROM MODERATE MULTIFAMILY RESIDENTIAL TO MIXED USE RESIDENTIAL / COMMERCIAL; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.**

**HEARING NO.:** 2017-004

**APPLICANT:** Collegiate City II, LLC.

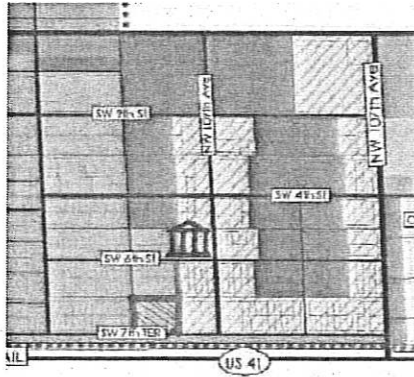
**LOCATION:** SE corner of SW 110 Ave and SW 7 Street

**LEGAL DESCRIPTION:** PRICE CONDO #1, SWEETWATER GROVES PB 8-50, BEG 115 FT EAST OF SW CORNER BLK 1, N125 FT, W30 FT, N125 FT, E215FT, S250FT, W185 FT TO POB BLK11.; AND  
NEW PRINCE CONDO II, SWEETWATER GROVES PB8-50, S76.94FT OF W109.88FT BLK11.; AND  
SWEETWATER GROVES PB8-50, S25FT OF W84.90FT OF N1/2 OF BLK11 & W114.87FT OF N48.06FT OF S1/2 OF BLK 11.; AND  
SWEETWATER GROVES PB8-50, N97.86FT OF W84.90FT OF BLK 11.

**SIZE OF PROPERTY:** 1.72 ± acres

**REQUEST:** The Applicant is requesting a small scale development amendment to the City's Comprehensive Plan, Future Land Use Map (FLUM) from Moderate Multi-family Residential to Mixed Use Residential / Commercial.

**LOCATION MAP**



Interested persons may comment in writing or appear at the Public Hearings and be heard regarding the proposed ordinances. The ordinances will be available for review by the public in the City Clerk's office at Sweetwater City Hall, 500 S.W. 109 Avenue, Sweetwater, FL between the hours of 8:30 a.m. and 4:30 p.m. on weekdays. You are hereby advised that if any person wishes to appeal any decisions made by the City Commission, such person needs to ensure that a verbatim record of the proceedings of each meeting is made.

Carmen J. Garcia, M.M.C.,  
City Clerk

# State of Florida



## Department of State

I certify from the records of this office that COLLEGIATE CITY II, LLC, is a Delaware limited liability company authorized to transact business in the State of Florida, qualified on June 23, 2017.

The document number of this limited liability company is M17000005365.

I further certify that said limited liability company has paid all fees due this office through December 31, 2017, and its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty-sixth day of June, 2017



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF FORMATION OF "COLLEGIATE CITY II,  
LLC", FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF FEBRUARY,  
A.D. 2017, AT 10:23 O'CLOCK A.M.



  
Jeffrey W. Bullock, Secretary of State

6319125 8100  
SR# 20170993867

Authentication: 202055998  
Date: 02-17-17

**CERTIFICATE OF FORMATION  
OF  
COLLEGIATE CITY II, LLC**

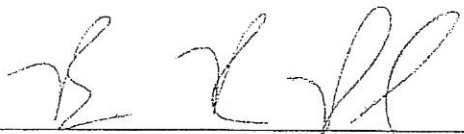
This Certificate of Formation of Collegiate City II, LLC is being duly executed and filed by the undersigned, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 Del.C. §18-101, et seq.).

FIRST: The name of the limited liability company is Collegiate City II, LLC (the "Company").

SECOND: The address of the Company's registered office in the State of Delaware is 3411 Silverside Road, Rodney Building, #104, Wilmington, New Castle County, Delaware 19810 and the name of the Company's registered agent is Corporate Creations Network Inc.

THIRD: To the fullest extent permitted by law, all members, managers and attorneys-in-fact of the Company shall be indemnified and held harmless from and against any and all claims and demands whatsoever, pursuant to Delaware law.

IN WITNESS WHEREOF, the undersigned has executed and acknowledged this Certificate of Formation on this 17th day of February, 2017.

  
\_\_\_\_\_  
Brian Pearl,  
Authorized Person

## EXHIBIT

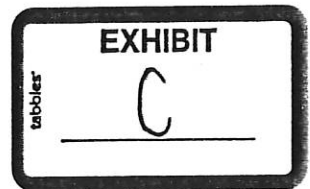
tabbles

A

<u>Folio Number:</u>		<u>Unit #</u>
<u>Prince Condo</u>		
1.	25-4006-038-0010	Unit 101 ✓
2.	25-4006-038-0090	Unit 102 ✓
3.	25-4006-038-0020	Unit 103 ✓
4.	25-4006-038-0100	Unit 104 ✓
5.	25-4006-038-0030	Unit 105 ✓
6.	25-4006-038-0110	Unit 106 ✓
7.	25-4006-038-0040	Unit 107 ✓
8.	25-4006-038-0120	Unit 108
9.	25-4006-038-0050	Unit 109 ✓
10.	25-4006-038-0130	Unit 110 ✓
11.	25-4006-038-0060	Unit 111 ✓
12.	25-4006-038-0140	Unit 112 ✓
13.	25-4006-038-0150	Unit 114 ✓
14.	25-4006-038-0070	Unit 115 ✓
15.	25-4006-038-0160	Unit 116 ✓
16.	25-4006-038-0080	Unit 117 ✓
<u>Sweetwater Groves</u>		
17.	25-4006-001-0264	✓
18.	25-4006-001-0265	795-7 ✓ 797-7 ✓

<u>New Prince Condo II</u>		
19.	25-4006-080-0010	✓
20.	25-4006-080-0020	

X



**RICHARD MARTINEZ & ARLENE MARTINEZ**

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172


Re: Letter of Consent for Richard Martinez & Arlene Martinez

Dear Mr. Vera:

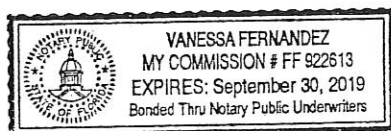
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Richard Martinez & Arlene Martinez, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

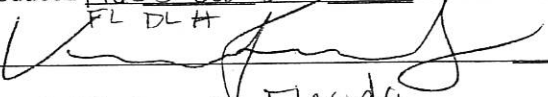
Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Arlene Martinez  
Print Name  
Owner  
Title

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2017,  
by Arlene Martinez, as Owner, of 795-7 SW 110th Ave, Sweetwater, FL  
He/She is personally known to me or has produced M635-000-602-832-0 as identification.  
FL DL #



  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Vanessa Fernandez  
Commission Number: FF 922613  
My Commission Expires: 9/30/19

[Notary Seal]



**RICHARD MARTINEZ & ARLENE MARTINEZ**

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172


Re: Letter of Consent for Richard Martinez & Arlene Martinez

Dear Mr. Vera:

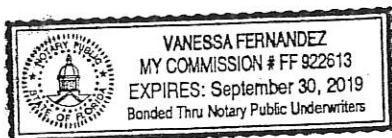
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Richard Martinez & Arlene Martinez, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

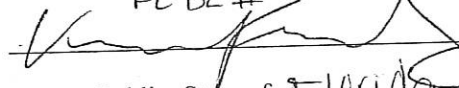
Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Richard Martinez  
Print Name  
owner  
\_\_\_\_\_  
Title

The foregoing instrument was acknowledged before me this 12th day of April, 2017,  
by Richard Martinez, as owner, of 797-7 SW 110th Ave, Sweetwater, FL  
He/She ☒ is personally known to me or \_\_\_\_\_ has produced M635-749-61-2960-0 as identification.  
FL DL #



  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Vanessa Fernandez  
Commission Number: FF 922613  
My Commission Expires: 9/30/19

[Notary Seal]

**JULIO SANCHEZ**

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

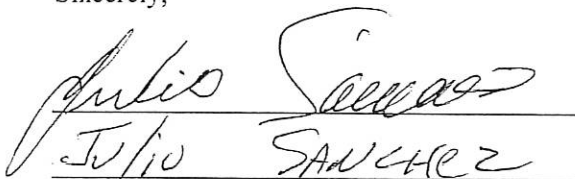
Re: Letter of Consent for Julio Sanchez

Dear Mr. Vera:

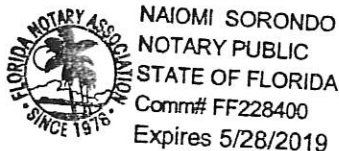
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Julio Sanchez, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

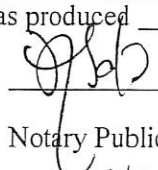
Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Julio SANCHEZ  
Print Name  
\_\_\_\_\_  
Owner  
Title

The foregoing instrument was acknowledged before me this 01 day of March, 2017,  
by Julio Sanchez, as Owner, of \_\_\_\_\_,  
He/She \_\_\_\_\_ is personally known to me or ☒ has produced F.D.L. as identification.



  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Naomi Sorondo  
Commission Number: 5/28/19 FF228400  
My Commission Expires: \_\_\_\_\_

[Notary Seal]

TOPELA CORP.

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

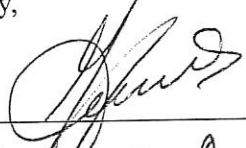
Re: Letter of Consent for Topela Corp.

Dear Mr. Vera:

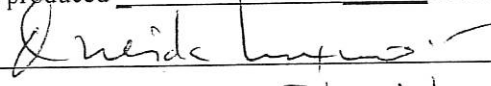
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Topela Corp., and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Antonio A. Perez  
Print Name  
\_\_\_\_\_  
President  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Antonio A. Perez, as President, of Topela Corp.  
He/She \_\_\_\_\_ is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF 906746  
My Commission Expires: 8/26/2019

[Notary Seal]



CESAR D. URQUIOLA

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Cesar D. Urquiola

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Cesar D. Urquiola, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

*Cesar D. Urquiola*  
Cesar D. Urquiola  
Print Name  
Owner  
Title

The foregoing instrument was acknowledged before me this 3 day of March 2017  
by Cesar D. Urquiola, as Owner, of 10951 SW 7 Terrace #103  
He/She is personally known to me or has produced as identification.

*Oneida Moreno*  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF906746  
My Commission Expires: 8/26/2019

[Notary Seal]



TOPELA CORP.

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

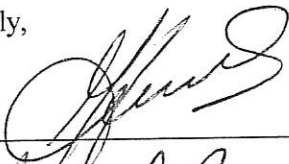
Re: Letter of Consent for Topela Corp.

Dear Mr. Vera:

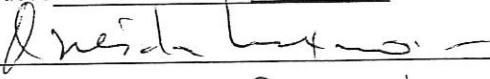
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Topela Corp., and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Antonio A. Perez  
Print Name  
\_\_\_\_\_  
President  
Title

The foregoing instrument was acknowledged before me this 27 day of February 2017  
by Antonio A. Perez, as President, of Topela Corp.  
He/She is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF906746  
My Commission Expires: 8/26/2019

[Notary Seal]



MARIA J. PIZARRO & NANCY R. STEERS

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Maria J. Pizarro & Nancy R. Steers

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Maria J. Pizarro & Nancy R. Steers, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

X Maria Pizarro

X Nancy R. Steers

Maria J. Pizarro &  
Nancy R. Steers

Print Name

Owners

Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Maria J. Pizarro & Nancy Steers, as Owners, of 10951 SW 7th Ave #107  
He/She is personally known to me or have produced as identification.

Oneida Moreno

Notary Public, State of Florida

Name: Oneida Moreno

Commission Number: FF906746

My Commission Expires: 8/26/2019

[Notary Seal]



TOPELA CORP.

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172


Re: Letter of Consent for Topela Corp.

Dear Mr. Vera:

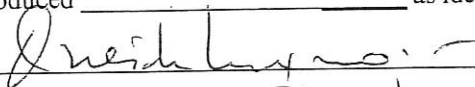
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Topela Corp., and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Antonio A. Perez  
Print Name  
\_\_\_\_\_  
President  
Title

The foregoing instrument was acknowledged before me this 27 day of February 2017  
by Antonio A. Perez, as President, of Topela Corp.  
He/She is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF 906746  
My Commission Expires: 8/26/2019

[Notary Seal]





MARIA LUISA MENENDEZ QUINTANAL

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Maria Luisa Menendez Quintanal

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Maria Luisa Menendez Quintanal, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

*Maria L. Quintanal*

Maria Luisa Menendez Quintanal

Print Name

Owner

Title

The foregoing instrument was acknowledged before me this 3 day of March, 2017  
by Maria Luisa Menendez Quintanal, as Owner, of 10951 SW 7 Terrace # 111  
He/She is personally known to me or has produced as identification.

Oneida Moreno

Notary Public, State of Florida

Name: Oneida Moreno

Commission Number: FF 906746

My Commission Expires: 8/26/2019

[Notary Seal]



RAMON P. BARZAGA

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172


Re: Letter of Consent for Ramon P. Barzaga

Dear Mr. Vera:

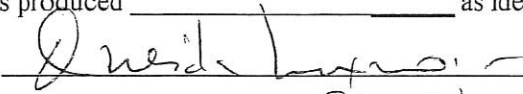
Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Ramon P. Barzaga, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Ramon P. Barzaga  
Print Name  
Owner  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Ramon P. Barzaga as Owner, of 10951 SW 7th Street #115  
He/She is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF906746  
My Commission Expires: 8/26/2019

[Notary Seal]



EZEQUIEL ANGULO & CARMEN G. ANGULO

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Ezequiel Angulo & Carmen Angulo

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Ezequiel Angulo & Carmen Angulo, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

X *Ezequiel Angulo*

X *Carmen Angulo*

Ezequiel Angulo  
Carmen G. Angulo

Print Name

Owners

Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Ezequiel & Carmen Angulo as Owners, of 10951 SW 7 Ter. #117  
He/She is personally known to me or has produced as identification.

*Oneida Moreno*

Notary Public, State of Florida

Name: *Oneida Moreno*

Commission Number: *FF 906746*

My Commission Expires: *8/26/2019*

[Notary Seal]



PRINCE CONDOMINIUMS I ASSOCIATION, INC.

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

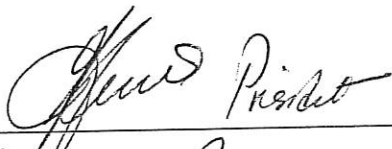
Re: Letter of Consent for Prince Condominiums I Association, Inc.

Dear Mr. Vera:


Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Prince Condominiums I Association, Inc., and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

  
\_\_\_\_\_  
Antonio A Perez  
Print Name  
President  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017, by Antonio A. Perez, as President, of Prince Condominiums I Association, Inc. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF906746  
My Commission Expires: 8/26/2017

[Notary Seal]



MARTHA HARROTIAN

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Martha Harrotian

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Martha Harrotian, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

Martha Harrotian  
Martha Harrotian  
Print Name  
Owner  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Martha Harrotian as Owner, of \_\_\_\_\_.  
He/She \_\_\_\_\_ is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Oneida Moreno  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF 906746  
My Commission Expires: 8/26/2019

[Notary Seal]



CM 1215 INVESTMENT PROPERTIES, LLC

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

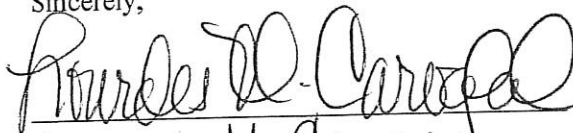
Re: Letter of Consent for CM 1215 Investment Properties, LLC

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of CM 1215 Investment Properties, LLC, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

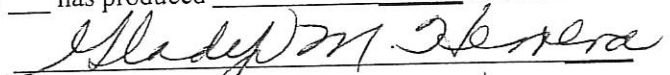
  
LOURDES M. CARVAJAL

Print Name

MANAGER

Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Lourdes M. Carvajal, as manager, of CM 1215 Investment Properties,  
LLC. He/She is personally known to me or has produced as identification.



Notary Public, State of Florida

Name: Gladys M. Herrera

Commission Number: FF154384

My Commission Expires: 10/20/2018



GLADYS M. HERRERA  
MY COMMISSION # FF 154384  
EXPIRES: October 20, 2018  
Bonded Thru Budget Notary Services

[Notary Seal]

GERARDO PEREZ & ESPERANZA PEREZ

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Gerardo Perez & Esperanza Perez

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Gerardo Perez & Esperanza Perez, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

X [Signature]  
X [Signature]  
Gerardo Perez  
Esperanza Perez  
Print Name  
Owners  
Title

The foregoing instrument was acknowledged before me this 2 day of March, 2017  
by Gerardo & Esperanza Perez as Owners, of 10950 SW 7th St. #106  
He/She is personally known to me or has produced as identification.

[Signature]

Notary Public, State of Florida

Name: Oneida Moreno

Commission Number: FF 906746

My Commission Expires: 8/26/2019

[Notary Seal]



RODOLFO JOSE OTERO & FRANCYS M. HURTADO

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

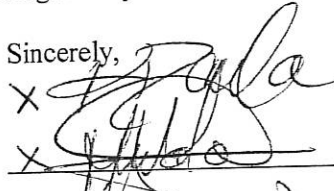
Re: Letter of Consent for Rodolfo Jose Otero & Francys M. Hurtado

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Rodolfo Jose Otero & Francys M. Hurtado, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

X 

X   
Katherine Davila & Francys M. Hurtado

Print Name

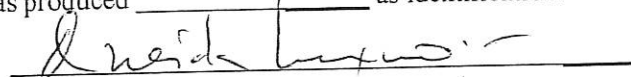
Owners

Title

The foregoing instrument was acknowledged before me this 3 day of March 2017  
by Katherine Davila & Francys M. Hurtado, as Owners, of 10950 S.W. 7th St. # 110.  
He/She is personally known to me or has produced as identification.



[Notary Seal]



Notary Public, State of Florida

Name: Oneida Moreno

Commission Number: FF906746

My Commission Expires: 8/26/2019



JOSE I. GONZALEZ & DORIS L. GONZALEZ

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Jose I. Gonzalez & Doris L. Gonzalez

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Jose I. Gonzalez & Doris L. Gonzalez, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

José Gonzalez  
Jose Gonzalez  
Print Name  
Owner  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Jose Gonzalez, as Owner, of 10950 SW 78th # 112.  
He/She is personally known to me or has produced as identification.

Oneida Moreno  
Notary Public, State of Florida  
Name: Oneida Moreno  
Commission Number: FF906746  
My Commission Expires: 8/26/2019

[Notary Seal]



CM 1215 INVESTMENT PROPERTIES, LLC

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for CM 1215 Investment Properties, LLC

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of CM 1215 Investment Properties, LLC, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

Loures M. Carvajal  
LOURDES M. CARVAJAL

Print Name

MANAGER

Title

The foregoing instrument was acknowledged before me this 27 day of February, 2018  
by Loures M. Carvajal, as Manager, of CM 1215 Investment Properties, LLC.  
He/She is personally known to me or has produced as identification.

Gladys M. Herrera

Notary Public, State of Florida

Name: Gladys M. Herrera

Commission Number: FF 154384

My Commission Expires: 10/20/2018



GLADYS M. HERRERA  
MY COMMISSION # FF 154384  
EXPIRES: October 20, 2018  
Bonded Thru Budget Notary Services

[Notary Seal]

MARIA J. PIZARRO & NANCY R. STEERS

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Maria J. Pizarro & Nancy R. Steers

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Maria J. Pizarro & Nancy R. Steers, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,

X Maria J. Pizarro  
X Nancy R. Steers  
\_\_\_\_\_  
Maria J. Pizarro  
\_\_\_\_\_  
Nancy R. Steers  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Owners  
\_\_\_\_\_  
Title

The foregoing instrument was acknowledged before me this 27 day of February, 2017  
by Maria J. Pizarro / Nancy R. Steers as Owners, of 10950 SW 7th St. #116  
He/She \_\_\_\_\_ is personally known to me or \_\_\_\_\_ have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Oneida Moreno

Notary Public, State of Florida

Name: Oneida Moreno

Commission Number: FF 906746

My Commission Expires: 8/26/2019

[Notary Seal]



TIE SU

City of Sweetwater  
Building and Zoning Department  
Jorge L. Vera, Zoning Official  
1701 NW 112th Ave  
Miami, Florida 33172

Re: Letter of Consent for Tie Su

Dear Mr. Vera:

Please allow this letter to serve as the letter of consent to allow Collegiate City II, LLC., Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file a Future Land Use Map ("FLUM") application on behalf of Tie Su, and to participate in all public hearings and meetings related thereto, in connection with the property identified in Exhibit "A", attached hereto.

Please do not hesitate to contact the undersigned if you need further information.

Sincerely,



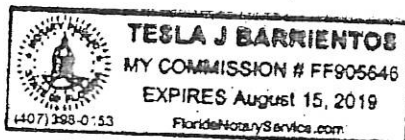
TIE SU

Print Name

owner

Title

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2017,  
by Tie Su, as himself, of \_\_\_\_\_.  
He/She is personally known to me or has produced \_\_\_\_\_ as  
identification.



Notary Public, State of Florida Miami-Dade

Name: Tesla J. Barrientos

Commission Number: # FF905646

My Commission Expires: 8/15/2019

[Notary Seal]